APPLICATION NO:
F/2000/1385

LOCATION:
7 Mayfields, Sindlesham Wokingham.

APPLICANT:
Mr & Mrs J Rhodes C/O Heighway Field Associates

PROPOSAL:
Proposed single and two storey side/rear extension to dwelling plus single storey rear extension to dwelling to form conservatory. Demolition of existing garage.

EARLIEST DATE FOR DECISION: **09/06/2000**

APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Rhodes
C/O Heighway Field Associates
Alexandra House
1a Alexandra Road
Maidenhead
Berkshire
SL6 6BY

Application Number: F/2000/1385

Parish: **WINNERSH**

Location: **7, Mayfields, Sindlesham, Wokingham.**

Proposal: **Proposed single and two storey side/rear extension to dwelling plus single storey rear extension to dwelling to form conservatory. Demolition of existing garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level and above in the south-east elevation.

Condition
4. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 19/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 25 October, 2000
My ref. BC/DC/2000/1385
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs J Rhodes
c/o Heighway Associates
74 Queen Street
Maidenhead
Berkshire, SL6 1HY

Dear Mr & Mrs Rhodes

PLANNING PERMISSION 2000/1385
SITE: 7 MAYFIELDS, SINDLESHAM, WOKINGHAM, RG41 5BY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1385 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

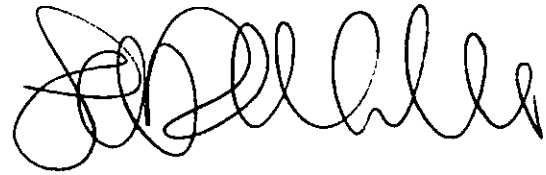
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely



JOSS MILLER
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1385	JM
BUILDING CONTROL NUMBER	FP2000/1088	Paul
~~APPLICANT~~/AGENT	Highway Associates	
ADDRESS OF SITE	7 Mayfields WINNERSH	
DESCRIPTION OF PROPOSED WORK	S/S + 2 storey side/rear ext S/S rear ext to form conservatory demolish existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	rec'd 6/9/00	rec'd 2/3/00
FLOOR PLANS	— ✓	— ✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/2/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/9/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1385

Applicant : Mr & Mrs J Rhodes C/O Heighway Field Associates.

Location : 7, Mayfields, Sindlesham, Wokingham.
Proposal : Proposed single and two storey side/rear extension to dwelling plus single storey rear extension to dwelling to form conservatory. Demolition of existing garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 3/5

Date Registered : 02/05/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 27/06/2000

Consultation Responses :
Highways - conditions

Planning Issues :
Effect on street scene & neighbouring properties DRE1.
Identified settlement.

Application Number: F/2000/1385

Appraisal :

This application is for single & two storey side & rear extensions.
Neighbours
No 5 is approx 3m from the ground floor element of the extension and 8m from the first floor element. There is a first floor windows on the side elevation, and a single storey extension on the side. The extension is north-west of No 5 and both single storey and two storey extensions have gable-end roofs. There is a 3m hedge on the boundary. The extensions are a sufficient distance for any impact regarding overshadowing overbearing and privacy issues to be minimised.
The majority of the extensions will be obscured by the main footprint of the house. The conservatory is 4m deep and 3.6m high. It is approx 4m from No 9 and there is a 3m hedge on the boundary. Therefore any impact regarding overbearing overshadowing and privacy issues are minimised. All other neighbours are a sufficient distance for any impact to be minimised.
Street scene.
The two storey element his a width of 3.9m a depth of 9m an eaves height of 4.9m and a ridge height of 7.8m. The single storey extension has a width of 5.2m a depth of 11.8m an eaves height of 2.6m and a ridge height of 6m. The design is in keeping with that of the original dwelling and, although the garage is situated forward of the building line by 0.8m, it will not have an adverse effect on the street scene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1385
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking and garaging
3	SC08	SR05	first floor level and above
			South - east elevation
4	SC53	SR12	works

John Mercer
19/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 7 Mayfields
Sindlesham Wokingham.

APPLICATION NUMBER: F/2000/1385

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front door

2. DESCRIPTION OF SURROUNDINGS
Detached mixed style housing.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
9. Other side of main extn. Approx 3m hedge on boundary
5. Approx 3m hedge on other side. 1 window at ff. (landing) single storey extn to side.

Long garden to rear.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 4 spaces.

LEVELS —

BOUNDARY TREATMENT See above.

OTHERS Quite a wide site.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 16 May 2000

Application Number: F/2000/1385

Proposal: Proposed single and two storey side/rear extension to dwelling plus single storey rear extension to dwelling to form conservatory. Demolition of existing garage.

Parish: WINNERSH PARISH

Site Address:
7, Mayfields, Sindlesham, Wokingham.

Applicant:
Mr & Mrs J Rhodes C/O Heighway Field Associates.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments

SC: 23 (Insert: Parking and Garaging).

SR: 06

Signed: [signature] **Print name:** Stephanie Knowles

30/05/00.

**********FILE COPY**********

Tel: (0118) 974 6463

Date: **16 May 2000**

My ref: F/2000/1385

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1385
7, Mayfields, Sindlesham, Wokingham.
Proposed single and two storey side/rear extension to dwelling plus single storey rear extension to dwelling to form conservatory. Demolition of existing garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1385**
7, Mayfields, Sindlesham, Wokingham.
Proposed single and two storey side/rear extension to dwelling plus single storey rear extension to dwelling to form conservatory. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6463

Date: **16 May 2000**

My ref: F/2000/1385

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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7, Mayfields, Sindlesham, Wokingham.
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6463

Date: **16 May 2000**

My ref: F/2000/1385

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1385
7, Mayfields, Sindlesham, Wokingham.
Proposed single and two storey side/rear extension to dwelling plus single storey rear extension to dwelling to form conservatory. Demolition of existing garage.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1385**
7, Mayfields, Sindlesham, Wokingham.
Proposed single and two storey side/rear extension to dwelling plus single storey rear extension to dwelling to form conservatory. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2000/1385

Proposal:
Proposed single and two storey side/rear extension to dwelling plus single storey rear extension to dwelling to form conservatory. Demolition of existing garage.

Location:
7, Mayfields, Sindlesham, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

16 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 MAY 2000
Officer: JM.	Application No. F/2000/1385.

Map No. 67 Site ...O:14....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) Proposed Single & Two Storey Side / rear extension to dwelling plus Single Storey rear extension to dwellings to form conservatory. Demolition of existing garage.

Location: 7 Mayfields

Parish: Winnersh Ward: Winnersh
16.5.2000.

Applicant: Mr & Mrs J. Rhodes.

Fee Received 95.00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

No pre-apps.

NEIGHBOURS: S/N + 1-St mary's Rd
5, 8a + 9 mayfields ✓
Bowling Club - Mole Rd.
8 Mayfields ✓ 12/7

Heighway Field Associates
chartered architects

8 college glen
maidenhead
berkshire
SL6 6BL

t 01628 783118
f 01628 783156
e hfassoc.tv@btinternet.com.

02 MAY 2000 * 1385

Planning Services
Environmental Services Department
Wokingham District Council
PO BOX 157
Wokingham
Berkshire
RG40 1WR

28th April 2000

Dear Sir,

RE: Proposed alterations to 7 May Fields, Wokingham.

Please find enclosed our completed planning application with regards to the above. Also enclosed is a cheque for £95 in respect of the application fee.

If you require any additional information then please do not hesitate to contact us.

Meanwhile we will make contact in a couple of weeks time to check on progress.

Yours sincerely,

Jonathan Heighway
BSc(Hons) Dip Arch RIBA

london
0171 422 0042

exeter
01392 490800

ADDRESS 7, MAYFIELDS PARISH WINNERSH

PLOT No. 4 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0 43 61	Rev Element Mercer	Outline 20 houses	3 3 61	N/A Refuse
0/287/61	" " "	" 12 " + garage	8 11-61	N/A C/A
89/62	Blakes (Beenham) Ltd)	Det house/garage	14 6 62	App C/A
BR 3341	MAJOR E. RHODES	CAR-PORT, PORCH & BIN-STORE	8 9 75	APP. N/A
0 34 33	" "	" " "	30 10 75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION 0/43/61 Appeal dismissed 14 9 61

SPECIAL ORDERS

DRAINAGE

02.MAY2000* 1385

Environmental Services

For office use only.
Application number: 02.MAY2000* 1385

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS J. ROGERS
	Address	7 MAYFIELDS
	and postcode	WOKINGHAM
		BERKSHIRE
		RG 41 5BY
	Phone number	0118 978 1600
2	Agent's Name	HEIGHWAY FIELD ASSOCIATES
	Address	ALEXANDRA HOUSE
	and postcode	1A ALEXANDRA ROAD
		MAIDENHEAD
		BERKSHIRE SL6 6BY
	Phone number	01628 783118
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	7 MAYFIELDS ✓ ✓
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF EXTG GARAGE, ERECTION OF PART ONE + PART TWO STOREY SIDE EXTENSION WITH NEW CONSERVATORY TO REAR
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILES & TIMBER TO MATCH EXTG.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	✓	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	✓	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I ~~certify that~~

- I or the applicant has given the necessary notice to everyone else ~~who~~ (at the beginning of the period of 21 days ending with the date ~~of the~~ application) owned any part of the land which ~~the~~ application relates to as listed below.

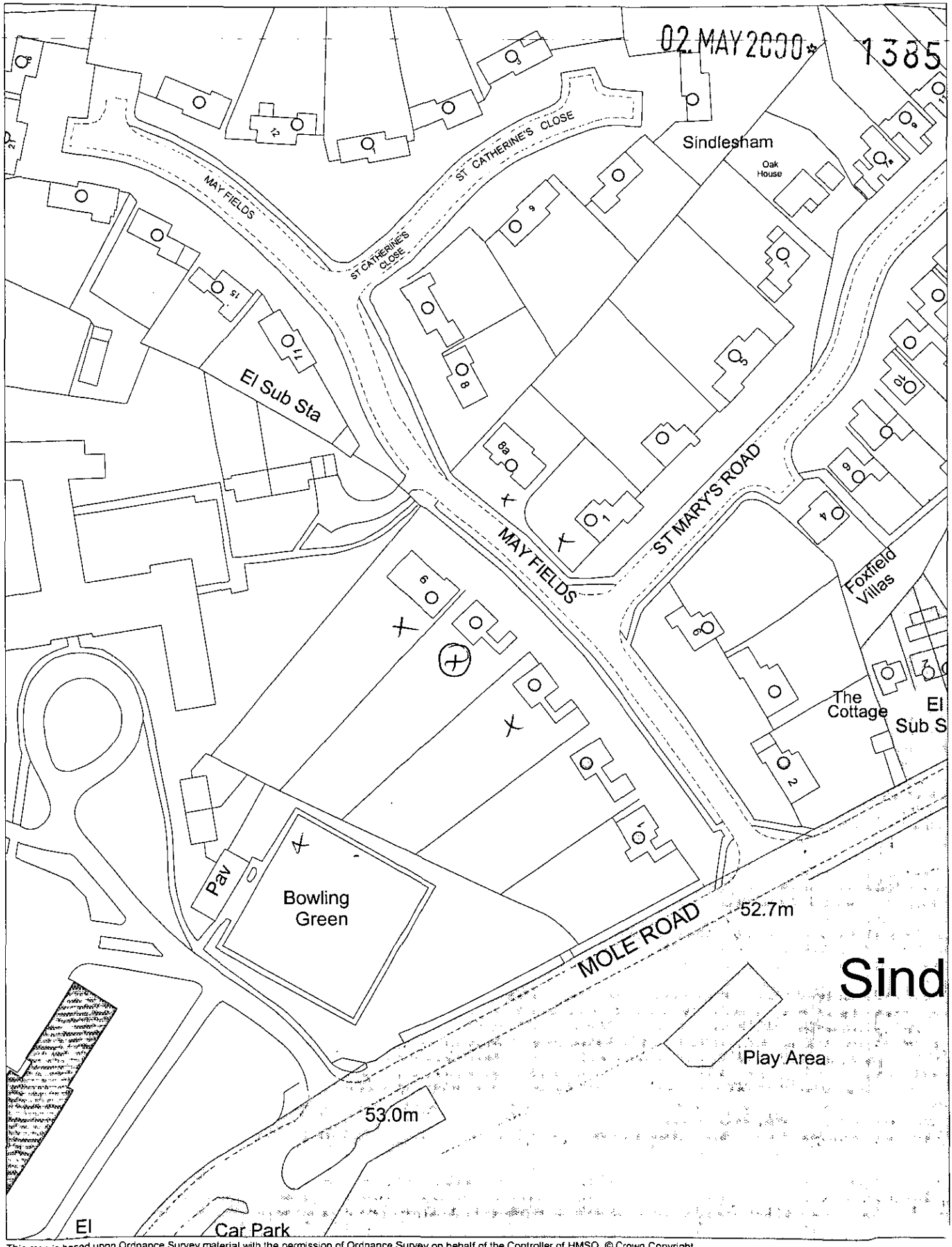
Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: J. Meighan on behalf of MR & MRS RHODES

Date 28.4.00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.

10 May 2000

Scale: 1 : 1250

02.MAY2000* 1385

PROPOSED ALTERATIONS AND EXTENSION

TO

7 MAY FIELDS, WOKINGHAM, BERKSHIRE,

FOR

MR AND MRS J RHODES

PRESENTED BY

HEIGHWAY FIELD ASSOCIATES CHARTERED ARCHITECTS

APRIL 2000

Heighway Field Associates
chartered architects





